

130.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

1,467,000 /

Total Card / Total Parcel

USE VALUE:

1,467,000 /

1,467,000

ASSESSED:

1,467,000 /

1,467,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
16		PELHAM TERR, ARLINGTON

**OWNERSHIP**

Owner 1:	CANDELL LAWRENCE M	Unit #:	
Owner 2:	CANDELL AMY L		
Owner 3:			

Street 1: 16 PELHAM TERR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1: WINKELLER MARK J -	
Owner 2: WINKELLER RACHEL HARRIS -	
Street 1: 16 PELHAM TERR	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1800, having primarily Wood Shingle Exterior and 4116 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 7 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6569		Sq. Ft.	Site		0	90.	0.94	10									555,365						555,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6569.000	906,400	5,200	555,400	1,467,000		83974
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17

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1,467,000 /

1,467,000

1,467,000 / 1,467,000


**Patriot**  
Properties Inc.

!10162!

**PRINT**

Date	Time
12/30/21	10:13:22

**LAST REV**

Date	Time
10/30/17	08:52:00

ekelly

10162

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good	643-6604 OF-BMT SINK & 2ND SINK IN FBATH 1 GAS FHW 1 GAS FHA.													
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:	1	Rating:	Very Good														
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	2	Rating:	Very Good														
Roof Struct:	6 - Saltbox			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	GRAY			A Kits:		Rating:															
View / Desir:				Fpl:	4	Rating:	Very Good														
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:															
Grade: B - Good				<b>CONDOS INFORMATION</b>																	
Year Blt:	1800	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6 %		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	1	11	7	M									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition:	T - Typical			Special:		%		Kitchen:													
Prim Floors:	3 - Hardwood			Override:		%		Baths:													
Sec Floors:	4 - Carpet	30 %		Total:		4.6 %		Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	135.00	<b>COMPARABLE SALES</b>				Heating:											
Bsmnt Gar:				Size Adj.: 0.90510201		Rate	Parcel ID	Typ	Date	Sale Price											
Electric:	3 - Typical			Const Adj.: 1.00689924																	
Insulation:	2 - Typical			Adj \$ / SQ: 123.032																	
Int vs Ext:	S			Other Features: 147300																	
Heat Fuel:	2 - Gas			Grade Factor: 1.33																	
Heat Type:	1 - Forced H/Air			NBHD Inf: 1.00000000																	
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor: 1.00																	
Solar HW:	NO	Central Vac: NO		Adj Total: 950138																	
% Com Wal		% Sprinkled		Depreciation: 43706																	
				Depreciated Total: 906431																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 130.0-0001-0007.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
3	Garage	D	Y	1	14X21	A	AV	1910	23.50	T	40	101			4,100		4,100				
19	Patio	D	Y	1	15X32	G	AV	1960	3.79	T	40.8	101			1,100		1,100				
More: N				Total Yard Items:				5,200				Total Special Features:				5,200					